

095.0

0002

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,022,700 / 1,022,700

APPRAISED:

1,022,700 / 1,022,700

USE VALUE:

1,022,700 / 1,022,700

ASSESSED:

1,022,700 / 1,022,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAPTISTA RAFAEL J/ETAL	
Owner 2: BAPTISTA ZOE S	
Owner 3:	

Street 1: 35 FALMOUTH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .289 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Stucco Exterior and 1931 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12598		Sq. Ft.	Site		0	70.	0.63	4									558,561						558,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		12598.000	464,100		558,600	1,022,700			62210
							GIS Ref		
							GIS Ref		
							Insp Date		
							02/11/09		
							Parcel ID		095.0-0002-0010.0
							Date		!7795!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	464,100	0	12,598.	558,600	1,022,700		Year end	12/23/2021
2021	101	FV	449,700	0	12,598.	558,600	1,008,300		Year End Roll	12/10/2020
2020	101	FV	449,700	0	12,598.	558,600	1,008,300	1,008,300	Year End Roll	12/18/2019
2019	101	FV	338,800	0	12,598.	558,600	897,400	897,400	Year End Roll	1/3/2019
2018	101	FV	338,800	0	12,598.	478,800	817,600	817,600	Year End Roll	12/20/2017
2017	101	FV	338,800	0	12,598.	446,800	785,600	785,600	Year End Roll	1/3/2017
2016	101	FV	338,800	0	12,598.	383,000	721,800	721,800	Year End	1/4/2016
2015	101	FV	327,700	0	12,598.	343,100	670,800	670,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINLAN WILLIAM	25664-277		9/18/1995		305,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/25/2015	733	Re-Roof	9,768					Remove old roof an	5/20/2015	Permit Insp	PC	PHIL C
2/25/2015	196	Redo Bat	15,400					Demo and install n	2/11/2009	Meas/Inspect	294	PATRIOT
									11/18/1999	Inspected	267	PATRIOT
									11/9/1999	Mailer Sent		
									10/18/1999	Measured	264	PATRIOT
									1/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH		
Type: 6 - Colonial		Full Bath: 1	Rating: Very Good	PDAS.				
Sty Ht: 2 - 2 Story		A Bath:	Rating:					
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:					
Foundation: 3 - BrickorStone		A 3QBth:	Rating:					
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average					
Prime Wall: 6 - Stucco		A HBth:	Rating:					
Sec Wall:		OthrFix:	Rating:					
Roof Struct: 1 - Gable		OTHER FEATURES		1st Res Grid Desc: Line 1 # Units 1				
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	Level FY LR DR D K FR RR BR FB HB L O				
Color: BEIGE		A Kits:	Rating:	Other				
View / Desir:		Frtl: 1	Rating: Average	Upper				
GENERAL INFORMATION		WSFlue:	Rating:	Lvl 2				
Grade: B - Good		CONDO INFORMATION		Lvl 1				
Year Blt: 1910		Location:		Lower				
Eff Yr Blt:				Totals RM斯: 7 BR斯: 3 Baths: 1 HB 1				
Alt LUC:		Total Units:						
Alt %:		Floor:						
Jurisdct: G16		% Own:		REMODELING		RES BREAKDOWN		
Fact: .		Name:		Exterior:	No Unit	RMS	BR斯	FL
Const Mod:				Interior:	1	7	3	
Lump Sum Adj:				Additions:				
INTERIOR INFORMATION		DEPRECIATION						

RESIDENTIAL GRID

36

20

47

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	Yes	Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

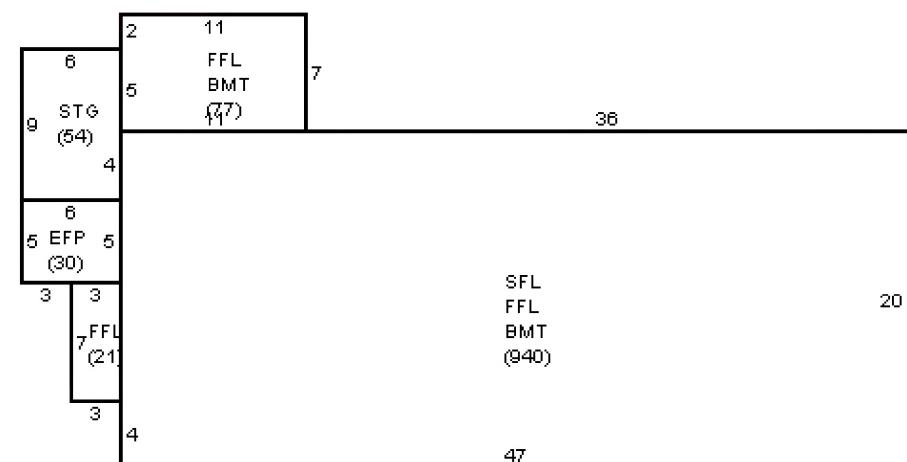
Make:

Model:

Serial #

Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS



SUB ÁREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.

